



PUBLIC NOTICE: The following is official correspondence from the City of Reno and Washoe County. You have received this notice because public records indicate you are the owner of one or more properties in either the Double Diamond area or Silver Lake area which were affected by flood map changes in the last two years. The City of Reno and Washoe County would like for you to be aware of the following limited opportunity for reduced cost flood insurance made available through recent changes under the National Flood Insurance Program.

Notice to Property Owner:

The Federal Emergency Management Agency (FEMA) recently revised its Preferred Risk Policies for homeowners as provided under the National Flood Insurance Program (NFIP). Effective January 1<sup>st</sup> of 2011, owners of buildings that were placed in a Special Flood Hazard Area (SFHA)<sup>1</sup> during a flood map revision may be eligible to extend their current preferred risk policy or reduce to a preferred risk policy<sup>2</sup> for two years following the effective date of a flood map change.

The discounted rate will be available for the two-year period, to owners whose buildings were found to be in a SFHA following a flood map revision that went into effect on or after October 1, 2008.

- Property owners in the **Double Diamond** area in southern Reno were affected by a flood map change finalized on March 16, 2009.
- Property owners in the **Silver Lake** area in northern Reno/unincorporated Washoe County were affected by a flood map change finalized on December 16, 2009. Affected residential properties are typically within unincorporated Washoe County. Affected business properties are typically within the City of Reno.

<sup>1</sup> A SFHA is a high risk flood area, meaning that there is a one-percent annual chance of flooding.

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<sup>&</sup>lt;sup>2</sup> Lowest cost flood insurance policy. See also NFIP website cited on reverse.

Many affected property owners in both of these areas should qualify for the program. In order to be eligible for the Preferred Risk Policy (PRP), buildings must also meet certain requirements. If there are two loss claims, or disaster relief payments for flood of \$1,000 or more, or three losses of any amount, the structure is ineligible for the PRP.

At the end of the extended two-year eligibility period, policies on these buildings will return to standard-rated policies. However, for certain properties in the Silver Lake area which are designated as "pre-FIRM" and included in the Zone AE Special Flood Hazard Area established December 16, 2009, there may be a one-time chance to obtain lower cost insurance through the PRP extension, then to continue coverage at a higher, but still discounted rate into the future under what is known as "grandfathering," as long as continuous coverage is maintained.

If your affected property is tenant occupied, please notify your tenant of this change as well, as they may want to purchase a flood insurance policy for their contents.

## Who is required to purchase flood insurance?

Flood insurance is only required on homes or buildings in Special Flood Hazard Areas for which there is a mortgage provided by a federally regulated lender (this includes a large majority of lenders). Flood insurance is not covered as part of a standard homeowner's insurance policy. While private flood insurance may be available, the National Flood Insurance Program (NFIP) will provide insurance to all homeowners and business owners on their structures at what is typically a substantially reduced rate.

If you are not required to purchase flood insurance, it is still recommended that you do so. Over the life of a 30-year loan, there is about a three times greater chance of having a flood in your home than having a fire.\* For more information on flood insurance, visit the NFIP's website: <a href="https://www.floodsmart.gov">www.floodsmart.gov</a>.

## How can I ensure that I am paying the lowest rate possible for flood insurance?

Your first step is to contact your flood insurance agent and mention the 2-year Preferred Rate Policy extension effective January 1, 2011. If further assistance is needed, you may contact Jana Critchfield, FEMA Insurance Specialist, at (510) 627-7266. You may also contact Mary LaLonde at the City of Reno Public Works at (775) 334-2350 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (or for Washoe County residents contact Joaquin Tabbada of Washoe County Public Works at (775) 328-2055). For additional information on the flood map changes which have occurred in the Double Diamond area or Silver Lake area, please visit: <a href="www.reno.gov">www.reno.gov</a> and go to the following link: <Find Services>

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<Departments>
<Public Works>
  <Environmental Control and Sanitary Engineering>
  <Flood Map Changes>
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